081.A	0001	0018.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	596,000	/	596,000
USE VALUE:	596,000	/	596,000
ASSESSED:	596,000	/	596,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GLENBROOK LN, ARLINGTON

OWNERSHIP

Unit #: 18

Owner 1:	YOSHIDA AKIHIRO/YUKO
Owner 2:	
Owner 3:	
Street 1:	2 GLENBROOK LANE #18
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUCAS CHARLES M/ETAL -
Owner 2:	LUCAS JEAN MARY -
Street 1:	2 GLENBROOK LANE #18
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1987, having primarily Clapboard Exterior and 2289 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	596,000			596,000
Total Card	0.000	596,000			596,000
Total Parcel	0.000	596,000			596,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.38 | /Parcel: 260.38

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

146586

GIS Ref

GIS Ref

Insp Date

11/18/18

PREVIOUS ASSESSMENT

Parcel ID: 081.A-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	596,000	0	.		596,000		Year end	12/23/2021
2021	102	FV	585,100	0	.		585,100		Year End Roll	12/10/2020
2020	102	FV	574,100	0	.		574,100	574,100	Year End Roll	12/18/2019
2019	102	FV	565,200	0	.		565,200	565,200	Year End Roll	1/3/2019
2018	102	FV	511,400	0	.		511,400	511,400	Year End Roll	12/20/2017
2017	102	FV	455,300	0	.		455,300	455,300	Year End Roll	1/3/2017
2016	102	FV	455,300	0	.		455,300	455,300	Year End	1/4/2016
2015	102	FV	366,300	0	.		366,300	366,300	Year End Roll	12/11/2014

!6616!

PRINT

Date	Time
12/30/21	04:12:33

LAST REV

Date	Time
11/18/19	11:06:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6616

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCAS CHARLES M	39719-107		6/27/2003		319,900	No	No		
MCEACHERN JOHN	25134-301		1/20/1995		172,650	No	No		Y

USER DEFINED

Prior Id # 1:	146586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2018	1662	Heat App	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6052																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.761899948
Name:	37 - 6052

DEPRECIATION

Phys Cond:	GD - Good	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.4 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.76212323
Const Adj.:	1.00000000
Adj $ / SQ:	190.531
Other Features:	38301
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704523
Depreciation:	108497
Depreciated Total:	596026

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	282.94
Special Features:	0	Val/Su Net:	260.38
Final Total:	596000	Val/Su SzAd	260.38

SKETCH

UnSketched SubAreas:
GLA: 2289,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,289	190.530	436,125

Net Sketched Area:	2,289			Total:	436,125
Size Ad	2289	Gross Area	2289	FinArea	2289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.A-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc